

020.A

0004

0502.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

364,100 / 364,100

USE VALUE:

364,100 / 364,100

ASSESSED:

364,100 / 364,100



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
34		HAMILTON RD, ARLINGTON

OWNERSHIP	Unit #:	502
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Owner 1: HARE BRIAN J

Owner 2: NARDONE JULIE M

Owner 3:

Street 1: 34 HAMILTON RD #502

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ROHLFING MINERVA M -

Owner 2: -

Street 1: 34 HAMILTON RD #502

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 937 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6049																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	364,100			364,100		145934

Total Card	0.000	364,100		364,100	Entered Lot Size
Total Parcel	0.000	364,100		364,100	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	388.58	/Parcel:	388.5	Land Unit Type:
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Parcel ID: 020.A-0004-0502.0

!1807!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	353,700	0	.	.	353,700	353,700	Year End Roll	12/18/2019
2019	102	FV	332,200	0	.	.	332,200	332,200	Year End Roll	1/3/2019
2018	102	FV	297,200	0	.	.	297,200	297,200	Year End Roll	12/20/2017
2017	102	FV	276,300	0	.	.	276,300	276,300	Year End Roll	1/3/2017
2016	102	FV	276,300	0	.	.	276,300	276,300	Year End	1/4/2016
2015	102	FV	259,300	0	.	.	259,300	259,300	Year End Roll	12/11/2014
2014	102	FV	249,200	0	.	.	249,200	249,200	Year End Roll	12/16/2013
2013	102	FV	249,200	0	.	.	249,200	249,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROHLFING MINERV	45793-503		8/4/2005		328,000	No	No		
	17370-574		9/1/1986		150,000	No	No	Y	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

BUILDING PERMITS

Date	Result	By	Name
12/14/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	_____	_____
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 34.									
Sty Ht: 1	- 1 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath:	Rating:												
Prime Wall: 7	- Brick			A HBth:	Rating:												
Sec Wall:				OthrFix:	Rating:												
Roof Struct: 4	- Flat			OTHER FEATURES													
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average												
Color: BRICK				A Kits:	Rating:												
View / Desir: R	- REAR			Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C	- Average			CONDOS INFORMATION													
Year Blt: 1985	Eff Yr Blt:			Location: R	- Rear												
Alt LUC:	Alt %:			Total Units:													
Jurisdict:	Fact: .			Floor: 5	- 5th Floor												
Const Mod:				% Own: 0.441900015													
Lump Sum Adj:				Name: 34	- 6049												
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV	- Average			20.	%	Exterior:	No Unit	RMS	BRS	FL			
Prim Int Wall: 2	- Plaster			Functional:					%	Interior:	1	4	2	0			
Sec Int Wall:				Economic:					%	Additions:							
Partition: T	- Typical			Special:					%	Kitchen:							
Prim Floors: 4	- Carpet			Override:					%	Baths:							
Sec Floors:				Total:	20.4			%		Plumbing:							
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES				Totals					
Subfloor:				Basic \$ / SQ:	320.00							1	4	2			
Bsmnt Gar:				Size Adj.: 1.14034152													
Electric: 3	- Typical			Const Adj.: 1.01871002													
Insulation: 2	- Typical			Adj \$ / SQ: 371.737													
Int vs Ext: S				Other Features: 32828													
Heat Fuel: 1	- Oil			Grade Factor: 1.00													
Heat Type: 3	- Forced H/W			NBHD Inf: 1.20000005													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 457374													
% Com Wall	% Sprinkled:			Depreciation: 93304													
				Depreciated Total: 364070													
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:
SPEC FEATURES/YARD ITEMS				PARCEL ID 020.A-0004-0502.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items:				Total Special Features:								Total:			